

# \$899,900 - 3524 36 Avenue Sw, Calgary

MLS® #A2222141

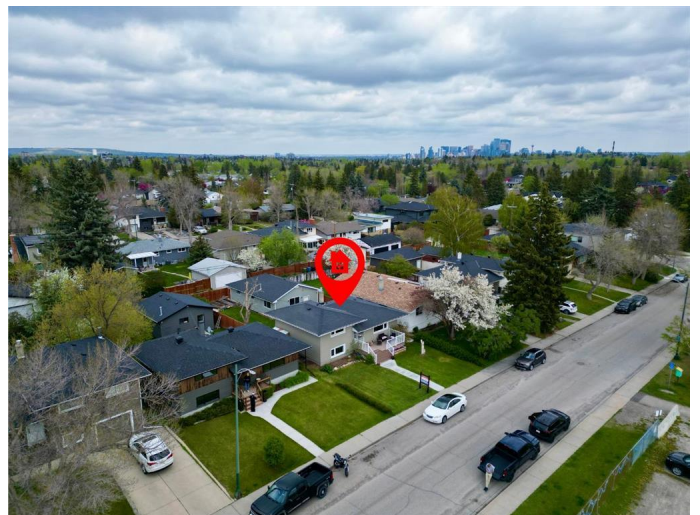
**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

Rutland Park, Calgary, Alberta

Nestled in a prime location directly across from a school and lush green space, this beautifully updated home blends everyday convenience with timeless comfort. Thoughtfully maintained and upgraded, it offers both stylish finishes and functional design. Step inside and be welcomed by a bright and inviting open floor plan! The living room features large front-facing windows that fill the space with natural light and offer peaceful views of the front patio. A cozy fireplace with a classic wooden mantle anchors the room, creating the perfect ambiance for relaxing evenings. The heart of the home is a stunning chef's kitchen, where form meets function. Featuring a massive central island with breakfast bar seating, this space is ideal for casual mornings or entertaining guests. Ceiling-height cabinetry provides ample storage, while sleek quartz countertops and stainless steel appliances offer a modern, polished finish. The kitchen flows seamlessly into the sunlit eating nook, which opens directly to the back deck—perfect for al fresco dining and effortless indoor-outdoor living. The fully fenced backyard is a private retreat with space to enjoy every season. Garden beds await your green thumb, while a generous lawn and outdoor patio invite summer BBQs and playtime. A rare and oversized detached garage, accessible from the back alley, offers exceptional storage or workshop potential. Upstairs, the spacious primary suite is an incredible escape, featuring large bright



windows, a custom walk-in closet with built-in organization, and a luxurious 5-piece ensuite with dual vanities! Downstairs, the lower level expands your living space with two additional bedrooms, a 2-piece bath, a full 3-piece bathroom, and a large recreation room centered around another cozy fireplace with tile surround and mantle. The basement also includes lower level laundry with plenty of space for storage. With updated windows (2007), proximity to schools, parks, and everyday amenities, and a floor plan designed for comfort and versatility, this home is move-in ready!

Built in 1956

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2222141      |
| Price          | \$899,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,078         |
| Acres          | 0.14          |
| Year Built     | 1956          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3524 36 Avenue Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 1C4           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 4                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                            |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Stone                                 |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 48             |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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